

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark 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 4/30/2022
(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	8,096	0	0	0	0	0	0	8,096
Revenue Series 2019 7000	0	537,260	0	0	0	0	0	537,260
Interest Series 2019 7001	0	319,051	0	0	0	0	0	319,051
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
Prepayment Series 2019 7004	0	25,000	0	0	0	0	0	25,000
Acq & Con-General Series 2019 7005	0	0	0	18	0	0	0	18
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	45,596	0	0	0	0	45,596
Interest Series 2020 2001	0	0	18,616	0	0	0	0	18,616
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	(6,437)	0	0	0	0	0	0	(6,437)
Accounts Receivable - Other	(758)	0	0	0	0	0	0	(758)
Due From Developer	6,144	0	0	0	0	0	0	6,144
Prepaid Gernal 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	4,445	0	0	0	0	0	0	4,445
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	11,570	1,780,701	94,802	19	4	13,542,438	14,850,000	30,279,534
Liabilities								
Accounts Payable	6,069	0	0	0	0	0	0	6,069
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

Creek Preserve CDD
Balance Sheet
As of 4/30/2022
(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
Contracts Payable	0	0	0	0	0	0	0	0
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>6,069</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,850,000</u>	<u>14,856,069</u>
Fund Equity & Other Credits								
Unavailable Revenue	0	0	0	0	0	0	0	0
Fund Balance - All Other Reserves	(7,818)	0	0	0	0	0	0	(7,818)
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	13,319	668,210	17,237	(35,692)	1	0	0	663,075
Total Fund Equity & Other Credits	<u>5,501</u>	<u>1,780,701</u>	<u>94,802</u>	<u>19</u>	<u>4</u>	<u>13,542,438</u>	<u>0</u>	<u>15,423,466</u>
Total Liabilities & Fund Equity	<u>11,570</u>	<u>1,780,701</u>	<u>94,802</u>	<u>19</u>	<u>4</u>	<u>13,542,438</u>	<u>14,850,000</u>	<u>30,279,534</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	211,274	211,274	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	105,314	105,314	0 %
Total Revenues	<u>233,068</u>	<u>316,626</u>	<u>83,558</u>	<u>36 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	27,400	2,600	9 %
District Engineer	5,000	136	4,864	97 %
Disclosure Report	7,200	4,800	2,400	33 %
Trustee Fees	8,200	2,020	6,180	75 %
Auditing Services	6,000	2,558	3,442	57 %
Postage, Phone, Faxes, Copies	250	263	(13)	(5)%
Public Officials Insurance	2,599	2,446	153	6 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	250	60	190	76 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	2,000	1,167	833	42 %
Email Hosting Vendor	500	0	500	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Council				
District Counsel	4,500	855	3,645	81 %
Electric Utility Services				
Electric Utility Services	85,000	61,705	23,295	27 %
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	6,156	8,936	59 %
Waterway Improvements & Repairs	1,000	7,867	(6,867)	(687)%
General Liability & Property Casualty Insurance	3,177	6,400	(3,223)	(101)%
Entrance, Monument & Wall Maintenance & Repair	750	29,659	(28,909)	(3,854)%
Landscape Maintenance - Contract	40,000	129,424	(89,424)	(224)%
Plant Replacement Program	750	3,077	(2,327)	(310)%
Mulch & Tree Trimming	1,000	0	1,000	100 %
Irrigation Maintenance	2,500	11,889	(9,389)	(376)%
Pool Maintenance - contract	4,000	1,967	2,034	51 %
Pool Maintenance - Other	665	125	540	81 %
Amenity Center Pest Control	400	125	275	69 %
Amenity Center Cleaning & Supplies	2,160	625	1,535	71 %
Amenity Center Maintenance & Repair	1,000	910	90	9 %
Total Expenditures	<u>233,068</u>	<u>303,308</u>	<u>(70,240)</u>	<u>(30)%</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>13,319</u>	<u>13,319</u>	<u>0 %</u>
Fund Balance, Beginning of Period				

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - All Other Reserves	<u>0</u>	<u>(7,818)</u>	<u>(7,818)</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>(7,818)</u>	<u>(7,818)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>5,501</u>	<u>5,501</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2021 Through 4/30/2022
(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	843,342	843,342	0 %
Debt Service Prepayments	0	22,632	22,632	0 %
Debt Service Assessments - Off Roll	898,103	376,119	(521,984)	(58)%
Interest Earnings				
Interest Earnings	0	43	43	0 %
Total Revenues	<u>898,103</u>	<u>1,242,136</u>	<u>344,034</u>	<u>38 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	638,103	323,895	314,208	49 %
Principal Payment	260,000	250,000	10,000	4 %
Total Expenditures	<u>898,103</u>	<u>573,895</u>	<u>324,208</u>	<u>36 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(31)	(31)	0 %
Total Other Financing Sources	<u>0</u>	<u>(31)</u>	<u>(31)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>668,210</u>	<u>668,210</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	0	1,112,492	1,112,492	0 %
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>1,780,701</u>	<u>1,780,701</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2021 Through 4/30/2022
(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	61,181	3,949	7 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>57,231</u>	<u>61,182</u>	<u>3,951</u>	<u>7 %</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>(1)</u>	<u>(1)</u>	<u>0 %</u>
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>17,237</u>	<u>17,237</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>94,802</u>	<u>94,802</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2021 Through 4/30/2022
(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	31	31	0 %
Total Other Financing Sources	0	31	31	0 %
Excess Revenue Over (Under) Expenses	0	(35,692)	(35,692)	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	19	19	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2021 Through 4/30/2022
(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	1	1	0 %
Total Other Financing Sources	0	1	1	0 %
Excess Revenue Over (Under) Expenses	0	1	1	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: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Bank Balance	23,503.02
Less Outstanding Checks/Vouchers	15,407.20
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	8,095.82
Balance Per Books	<u>8,095.82</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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1246	4/28/2022	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1247	4/28/2022	System Generated Check/Voucher	349.45	Straley Robin Vericker
1248	4/28/2022	System Generated Check/Voucher	6,910.00	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1249	4/28/2022	System Generated Check/Voucher	3,771.25	U. S. Bank
1250	4/28/2022	System Generated Check/Voucher	910.00	Yellowstone Landscape
1251	4/28/2022	System Generated Check/Voucher	1,966.50	Zebra Cleaning Team Inc.
Outstanding Checks/Vouchers			<u>15,407.20</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1233	3/24/2022	System Generated Check/Voucher	9,000.80	Tampa Electric
1234	3/31/2022	System Generated Check/Voucher	4,470.51	Meritus Districts
1235	3/31/2022	System Generated Check/Voucher	304.50	Straley Robin Vericker
1236	3/31/2022	System Generated Check/Voucher	3,169.00	Yellowstone Landscape
1242	4/6/2022	Series 2019 FY22 Tax Dist ID 569	15,325.58	Creek Preserve CDD
1237	4/7/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1238	4/7/2022	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1239	4/7/2022	System Generated Check/Voucher	3,411.00	Egis Insurance Advisors, LLC
1240	4/7/2022	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1241	4/7/2022	System Generated Check/Voucher	6,173.48	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1243	4/21/2022	System Generated Check/Voucher	8,881.72	Tampa Electric
1244	4/21/2022	System Generated Check/Voucher	225.00	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1245	4/21/2022	System Generated Check/Voucher	10,536.00	Yellowstone Landscape
CD020	4/21/2022	SERVICE CHARGES - PRIOR PERIOD 4.21.22	15.00	
Cleared Checks/Vouchers			63,956.59	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR147	4/6/2022	Tax Distribution - 4/6/2022	19,042.91	
Cleared Deposits			19,042.91	
			=====	