

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 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 8/31/2022

(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
<b>Assets</b>								
Cash - Operating Account	1,245.00	0.00	0.00	0.00	(25.00)	0.00	0.00	1,220.00
Revenue Series 2019 7000	0.00	580,643.00	0.00	0.00	0.00	0.00	0.00	580,643.00
Interest Series 2019 7001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking Fund Series 2019 7002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2019 7003	0.00	449,101.00	0.00	0.00	0.00	0.00	0.00	449,101.00
Prepayment Series 2019 7004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acq & Con-General Series 2019 7005	0.00	0.00	0.00	451,960.00	0.00	0.00	0.00	451,960.00
Acq & Con-Amenity Series 2019 7006	0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
Acq & Con-Master Series 2019 7007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs Of Issuance Series 2019 7008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Series 2020 2000	0.00	0.00	45,680.00	0.00	0.00	0.00	0.00	45,680.00
Interest Series 2020 2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking Fund Series 2020 2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2020 2003	0.00	0.00	30,591.00	0.00	0.00	0.00	0.00	30,591.00
Acq & Con-General Series 2020 2005	0.00	0.00	0.00	0.00	61.00	0.00	0.00	61.00
Costs Of Issuance Series 2020 2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	2,011.00	0.00	0.00	0.00	0.00	0.00	0.00	2,011.00
Accounts Receivable - Other	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Gernerl Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	7,138.00	0.00	0.00	0.00	0.00	0.00	0.00	7,138.00
Deposits	80.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Construction Work in Progress	0.00	0.00	0.00	0.00	0.00	13,542,438.00	0.00	13,542,438.00
Amout Available DS	0.00	0.00	0.00	0.00	0.00	0.00	1,205,921.00	1,205,921.00
Amount To Be Provided - Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	13,281,412.00	13,281,412.00
<b>Total Assets</b>	<b>11,674.00</b>	<b>1,029,745.00</b>	<b>76,270.00</b>	<b>451,961.00</b>	<b>36.00</b>	<b>13,542,438.00</b>	<b>14,487,333.00</b>	<b>29,599,457.00</b>

<b>Liabilities</b>								
Accounts Payable	133,089.00	0.00	0.00	0.00	0.00	0.00	0.00	133,089.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bond Payable Series 2019	0.00	0.00	0.00	0.00	0.00	0.00	13,485,949.00	13,485,949.00
Revenue Bond Payable Series 2020	0.00	0.00	0.00	0.00	0.00	0.00	1,001,384.00	1,001,384.00
<b>Total Liabilities</b>	<b>133,089.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14,487,333.00</b>	<b>14,620,422.00</b>
<b>Fund Equity &amp; Other Credits</b>								
Unavailable Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance - All Other Reserves	(13,950.00)	0.00	0.00	0.00	0.00	0.00	0.00	(13,950.00)
Fund Balance - Unreserved	0.00	1,112,492.00	77,565.00	35,711.00	3.00	0.00	0.00	1,225,771.00
Investments In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	13,542,438.00	0.00	13,542,438.00
Other	(107,465.00)	(82,747.00)	(1,295.00)	416,250.00	32.00	0.00	0.00	224,776.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>(121,415.00)</b>	<b>1,029,745.00</b>	<b>76,270.00</b>	<b>451,961.00</b>	<b>36.00</b>	<b>13,542,438.00</b>	<b>0.00</b>	<b>14,979,034.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>11,674.00</b>	<b>1,029,745.00</b>	<b>76,270.00</b>	<b>451,961.00</b>	<b>36.00</b>	<b>13,542,438.00</b>	<b>14,487,333.00</b>	<b>29,599,457.00</b>

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Tax Roll	0.00	225,260.00	225,260.00	0 %
Operations & Maintenance Assessments - Off Roll	233,068.00	0.00	(233,068.00)	(100)%
Interest Earnings				
Interest Earnings	0.00	39.00	39.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	29,746.00	29,746.00	0 %
Other Miscellaneous Revenue				
Miscellaneous	0.00	960.00	960.00	0 %
Clubhouse Rentals	0.00	125.00	125.00	0 %
<b>Total Revenues</b>	<b>233,068.00</b>	<b>256,129.00</b>	<b>23,061.00</b>	<b>10 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000.00	1,000.00	3,000.00	75 %
Financial & Administrative				
Interfund Transfer	0.00	(1,500.00)	1,500.00	0 %
District Manager	30,000.00	38,500.00	(8,500.00)	(28)%
District Engineer	5,000.00	1,430.00	3,570.00	71 %
Disclosure Report	7,200.00	6,600.00	600.00	8 %
Trustee Fees	8,200.00	3,367.00	4,833.00	59 %
Auditing Services	6,000.00	7,558.00	(1,558.00)	(26)%
Postage, Phone, Faxes, Copies	250.00	943.00	(693.00)	(277)%
Public Officials Insurance	2,599.00	2,446.00	153.00	6 %
Legal Advertising	2,000.00	4,000.00	(2,000.00)	(100)%
Bank Fees	250.00	60.00	190.00	76 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Website Administration	2,000.00	1,667.00	333.00	17 %
Email Hosting Vendor	500.00	0.00	500.00	100 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Council				
District Counsel	4,500.00	3,913.00	587.00	13 %
Electric Utility Services				
Electric Utility Services	85,000.00	88,292.00	(3,292.00)	(4)%
Garbage Collection				
Garbage Collection	900.00	0.00	900.00	100 %
Water Utility Services				
Water Utility Services	500.00	0.00	500.00	100 %
Other Physical Environment				
Waterway Management Program - Contract	15,092.00	12,312.00	2,780.00	18 %
Waterway Improvements & Repairs	1,000.00	10,467.00	(9,467.00)	(947)%
General Liability & Property Casualty Insurance	3,177.00	6,400.00	(3,223.00)	(101)%
Entrance, Monument & Wall Maintenance & Repair	750.00	30,234.00	(29,484.00)	(3,931)%
Landscape Maintenance - Contract	40,000.00	99,273.00	(59,273.00)	(148)%
Plant Replacement Program	750.00	0.00	750.00	100 %
Mulch & Tree Trimming	1,000.00	0.00	1,000.00	100 %
Irrigation Maintenance	2,500.00	12,490.00	(9,990.00)	(400)%
Pool Maintenance - contract	4,000.00	6,817.00	(2,817.00)	(70)%
Pool Maintenance - Other	665.00	605.00	60.00	9 %
Amenity Center Pest Control	400.00	125.00	275.00	69 %

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

Amenity Center Cleaning & Supplies	2,160.00	2,513.00	(353.00)	(16)%
Amenity Center Maintenance & Repair	<u>1,000.00</u>	<u>22,408.00</u>	<u>(21,408.00)</u>	<u>(2,141)%</u>
Total Expenditures	<u>233,068.00</u>	<u>363,594.00</u>	<u>(130,526.00)</u>	<u>(56)%</u>

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(107,465.00)</u>	<u>(107,465.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	<u>0.00</u>	<u>(27,900.00)</u>	<u>(27,900.00)</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>(27,900.00)</u>	<u>(27,900.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(135,365.00)</u>	<u>(121,415.00)</u>	<u>0 %</u>

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

200 - Debt Service Fund - Series 2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Tax Roll	0.00	901,001.00	901,001.00	0 %
Debt Service Prepayments	0.00	22,632.00	22,632.00	0 %
Debt Service Assessments - Off Roll	898,103.00	360,793.00	(537,309.00)	(60)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>2,746.00</u>	<u>2,746.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>898,103.00</u>	<u>1,287,172.00</u>	<u>389,070.00</u>	<u>43 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	638,103.00	642,946.00	(4,844.00)	(1)%
Principal Payment	<u>260,000.00</u>	<u>275,000.00</u>	<u>(15,000.00)</u>	<u>(6)%</u>
<b>Total Expenditures</b>	<u>898,103.00</u>	<u>917,946.00</u>	<u>(19,844.00)</u>	<u>(2)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	(451,193.00)	(451,193.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(780.00)</u>	<u>(780.00)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0.00</u>	<u>(451,973.00)</u>	<u>(451,973.00)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(82,747.00)</u>	<u>(82,747.00)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - Unreserved				
	<u>0.00</u>	<u>1,112,492.00</u>	<u>1,112,492.00</u>	<u>0 %</u>
<b>Total Fund Balance, Beginning of Period</b>	<u>0.00</u>	<u>1,112,492.00</u>	<u>1,112,492.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,029,745.00</u>	<u>1,029,745.00</u>	<u>0 %</u>

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

201 - Debt Service Fund - Series 2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	57,231.00	61,181.00	3,949.00	7 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>141.00</u>	<u>141.00</u>	<u>0 %</u>
Total Revenues	<u>57,231.00</u>	<u>61,322.00</u>	<u>4,091.00</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	37,231.00	37,559.00	(328.00)	(1)%
Principal Payment	<u>20,000.00</u>	<u>25,000.00</u>	<u>(5,000.00)</u>	<u>(25)%</u>
Total Expenditures	<u>57,231.00</u>	<u>62,559.00</u>	<u>(5,328.00)</u>	<u>(9)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	(31.00)	(31.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(27.00)</u>	<u>(27.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(57.00)</u>	<u>(57.00)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(1,295.00)</u>	<u>(1,295.00)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - Unreserved				
	<u>0.00</u>	<u>77,565.00</u>	<u>77,565.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>77,565.00</u>	<u>77,565.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>76,270.00</u>	<u>76,270.00</u>	<u>0 %</u>

Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

300 - Capital Projects Fund Series 2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0.00	2.00	2.00	0 %
Total Revenues	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Investments Other Than Buildings	0.00	35,724.00	(35,724.00)	0 %
Total Expenditures	<u>0.00</u>	<u>35,724.00</u>	<u>(35,724.00)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	780.00	780.00	0 %
Interfund Transfer	0.00	451,193.00	451,193.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>451,973.00</u>	<u>451,973.00</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>416,250.00</u>	<u>416,250.00</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - Unreserved	0.00	35,711.00	35,711.00	0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>35,711.00</u>	<u>35,711.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>451,961.00</u>	<u>451,961.00</u>	<u>0 %</u>



Creek Preserve CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 8/31/2022

301 - Capital Projects Fund Series 2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0.00	0.00	0.00		0 %
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>0 %</u>
<b>Expenditures</b>					
Financial & Administrative					
Legal Counsel	0.00	25.00	(25.00)		0 %
Total Expenditures	<u>0.00</u>	<u>25.00</u>	<u>(25.00)</u>		<u>0 %</u>
<b>Other Financing Sources</b>					
Interfund Transfer					
Interfund Transfer	0.00	27.00	27.00		0 %
Interfund Transfer	0.00	31.00	31.00		0 %
Total Other Financing Sources	<u>0.00</u>	<u>57.00</u>	<u>57.00</u>		<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>32.00</u>	<u>32.00</u>		<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>					
Fund Balance - Unreserved	0.00	3.00	3.00		0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>3.00</u>	<u>3.00</u>		<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>36.00</u>	<u>36.00</u>		<u>0 %</u>

Creek Preserve CDD  
Reconcile Cash Accounts

*Summary*  
*Cash Account: 10101 Cash - Operating Account*  
*Reconciliation ID: 08/31/2022*  
*Reconciliation Date: 8/31/2022*  
*Status: Locked*

Bank Balance	1,220.16
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	1,220.16
Balance Per Books	<u>1,220.16</u>
Unreconciled Difference	<u>0.00</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: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
CD022	8/3/2022	Returned Deposit	19.92	
CD022	8/3/2022	Returned Deposit	(19.92)	
CD023	8/3/2022	Returned Deposit	19.92	
CD023	8/3/2022	Returned Deposit	(19.92)	
CD024	8/3/2022	Returned Deposit	<u>25.00</u>	
Cleared Checks/Vouchers			<u>25.00</u>	

Creek Preserve CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR181	7/23/2022	July Clubhouse Income	50.00	
CR183	7/31/2022	July Clubhouse Income (2)	<u>25.00</u>	
Cleared Deposits			<u>75.00</u>	

Creek Preserve CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared Other Cash Items

Document Number	Document Date	Document Description	Document Amount
096606701061122	8/3/2022	payment made online	(263.14)
096606701071122	8/3/2022	payment made online	(106.90)
Cleared Other Cash Items			(370.04)