

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022
(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	65,320	0	0	0	0	0	0	65,320
Revenue Series 2019 7000	0	818,482	0	0	0	0	0	818,482
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	9	0	0	0	9
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	3,031	0	0	0	0	3,031
Interest Series 2020 2001	0	0	0	0	0	0	0	0
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	(6,114)	0	0	0	0	0	0	(6,114)
Accounts Receivable - Other	(1,958)	0	0	0	0	0	0	(1,958)
Due From Developer	0	0	0	0	0	0	0	0
Prepaid Gernerall 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	1,347	0	0	0	0	0	0	1,347
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
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	13,644,079	13,644,079
Total Assets	<u>58,674</u>	<u>1,717,872</u>	<u>33,622</u>	<u>10</u>	<u>4</u>	<u>13,542,438</u>	<u>14,850,000</u>	<u>30,202,620</u>
Liabilities								
Accounts Payable	32	0	0	0	0	0	0	32
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
Contracts Payable	0	0	0	0	0	0	0	0

Creek Preserve CDD
Balance Sheet
As of 2/28/2022
(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
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>32</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,850,000</u>	<u>14,850,032</u>
Fund Equity & Other Credits								
Unavailable Revenue	0	0	0	0	0	0	0	0
Fund Balance - All Other Reserves	6,338	0	0	0	0	0	0	6,338
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	52,304	605,380	(43,943)	(35,701)	1	0	0	578,041
Total Fund Equity & Other Credits	<u>58,642</u>	<u>1,717,872</u>	<u>33,622</u>	<u>10</u>	<u>4</u>	<u>13,542,438</u>	<u>0</u>	<u>15,352,588</u>
Total Liabilities & Fund Equity	<u>58,674</u>	<u>1,717,872</u>	<u>33,622</u>	<u>10</u>	<u>4</u>	<u>13,542,438</u>	<u>14,850,000</u>	<u>30,202,620</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	199,754	199,754	0 %
Operations & Maintenance Assessments - Off Roll	233,068	29,745	(203,323)	(87)%
Interest Earnings				
Interest Earnings	0	39	39	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	75,568	75,568	0 %
Total Revenues	<u>233,068</u>	<u>305,106</u>	<u>72,038</u>	<u>31 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	33,500	(3,500)	(12)%
District Engineer	5,000	136	4,864	97 %
Disclosure Report	7,200	10,200	(3,000)	(42)%
Trustee Fees	8,200	1,347	6,853	84 %
Auditing Services	6,000	1,558	4,442	74 %
Postage, Phone, Faxes, Copies	250	157	94	37 %
Public Officials Insurance	2,599	2,446	153	6 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	250	30	220	88 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	2,000	733	1,267	63 %
Email Hosting Vendor	500	0	500	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	4,500	201	4,299	96 %
Electric Utility Services				
Electric Utility Services	85,000	43,500	41,500	49 %
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	4,617	10,475	69 %
Waterway Improvements & Repairs	1,000	4,898	(3,898)	(390)%
General Liability & Property Casualty Insurance	3,177	2,989	188	6 %
Entrance, Monument & Wall Maintenance & Repair	750	29,659	(28,909)	(3,854)%
Landscape Maintenance - Contract	40,000	101,494	(61,494)	(154)%
Plant Replacement Program	750	3,077	(2,327)	(310)%
Mulch & Tree Trimming	1,000	0	1,000	100 %
Irrigation Maintenance	2,500	11,460	(8,960)	(358)%
Pool Maintenance - contract	4,000	0	4,000	100 %
Pool Maintenance - Other	665	125	540	81 %
Amenity Center Pest Control	400	0	400	100 %
Amenity Center Cleaning & Supplies	2,160	500	1,660	77 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
Total Expenditures	<u>233,068</u>	<u>252,802</u>	<u>(19,734)</u>	<u>(8)%</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>52,304</u>	<u>52,304</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 2/28/2022
 (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>6,338</u>	<u>6,338</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>6,338</u>	<u>6,338</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>58,642</u>	<u>58,642</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2021 Through 2/28/2022
(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	795,845	795,845	0 %
Debt Service Prepayments	0	22,632	22,632	0 %
Debt Service Assessments - Off Roll	898,103	360,793	(537,309)	(60)%
Interest Earnings				
Interest Earnings	0	27	27	0 %
Total Revenues	<u>898,103</u>	<u>1,179,298</u>	<u>281,195</u>	<u>31 %</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	(23)	(23)	0 %
Total Other Financing Sources	<u>0</u>	<u>(23)</u>	<u>(23)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>605,380</u>	<u>605,380</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>1,717,872</u>	<u>1,717,872</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2021 Through 2/28/2022
(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	0	(57,231)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>57,231</u>	<u>1</u>	<u>(57,230)</u>	<u>(101)%</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>(43,943)</u>	<u>(43,943)</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>33,622</u>	<u>33,622</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2021 Through 2/28/2022
(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	23	23	0 %
Total Other Financing Sources	0	23	23	0 %
Excess Revenue Over (Under) Expenses	0	(35,701)	(35,701)	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	10	10	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2021 Through 2/28/2022
(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: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Bank Balance	73,230.60
Less Outstanding Checks/Vouchers	7,910.74
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	65,319.86
Balance Per Books	<u>65,319.86</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: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1223	2/24/2022	System Generated Check/Voucher	4,494.35	Meritus Districts
1224	2/24/2022	System Generated Check/Voucher	3,416.39	Tampa Electric
Outstanding Checks/Vouchers			7,910.74	

**Creek Preserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1202	11/30/2021	Series 2019 FY22 Tax Dist ID 553	164,240.27	Creek Preserve CDD
1208	2/3/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1209	2/3/2022	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1210	2/3/2022	System Generated Check/Voucher	218.17	Fence Outlet of Tampa Inc
1211	2/3/2022	System Generated Check/Voucher	4,466.67	Meritus Districts
1212	2/3/2022	System Generated Check/Voucher	137.00	Straley Robin Vericker
1213	2/3/2022	System Generated Check/Voucher	8,782.00	Tampa Electric
1214	2/4/2022	Series 2019 FY22 Tax Dist ID 563	68,924.41	Creek Preserve CDD
1215	2/10/2022	System Generated Check/Voucher	52.40	Fence Outlet of Tampa Inc
1216	2/10/2022	System Generated Check/Voucher	1,500.00	Grau and Associates
1217	2/10/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
1218	2/10/2022	System Generated Check/Voucher	169.03	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1219	2/10/2022	System Generated Check/Voucher	29,745.23	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1220	2/17/2022	System Generated Check/Voucher	136.00	Stantec Consulting Services Inc.
1221	2/17/2022	System Generated Check/Voucher	11,291.00	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1222	2/17/2022	System Generated Check/Voucher	3,169.00	Yellowstone Landscape
Cleared Checks/Vouchers			295,145.18	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR132	1/10/2022	Reimbursement from TECO for Excess Payment 1.10.2022	1,952.69	
CR137	2/4/2022	Tax Distribution - 2/04/2022	85,642.52	
CR154	2/7/2022	INCOMING FEDWIRE CR TRN #055403 - 02/07/22	29,745.23	
			<hr/>	
Cleared Deposits			117,340.44	
			<hr/> <hr/>	