

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 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 1/31/2022  
(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	88,748	0	0	0	0	0	0	88,748
Revenue Series 2019 7000	0	726,923	0	0	0	0	0	726,923
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	5	0	0	0	5
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
<b>Total Assets</b>	<b>82,102</b>	<b>1,626,313</b>	<b>33,622</b>	<b>6</b>	<b>4</b>	<b>13,542,438</b>	<b>14,850,000</b>	<b>30,134,484</b>
<b>Liabilities</b>								
Accounts Payable	13,604	0	0	0	0	0	0	13,604
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 1/31/2022  
(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
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
<b>Total Liabilities</b>	<u>13,604</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,850,000</u>	<u>14,863,604</u>
<b>Fund Equity &amp; Other Credits</b>								
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	62,160	513,821	(43,943)	(35,705)	1	0	0	496,333
<b>Total Fund Equity &amp; Other Credits</b>	<u>68,498</u>	<u>1,626,313</u>	<u>33,622</u>	<u>6</u>	<u>4</u>	<u>13,542,438</u>	<u>0</u>	<u>15,270,880</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>82,102</u>	<u>1,626,313</u>	<u>33,622</u>	<u>6</u>	<u>4</u>	<u>13,542,438</u>	<u>14,850,000</u>	<u>30,134,484</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(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	183,035	183,035	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	75,568	75,568	0 %
<b>Total Revenues</b>	<u>233,068</u>	<u>258,642</u>	<u>25,574</u>	<u>11 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	29,800	200	1 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	7,200	9,600	(2,400)	(33)%
Trustee Fees	8,200	1,347	6,853	84 %
Auditing Services	6,000	58	5,942	99 %
Postage, Phone, Faxes, Copies	250	22	228	91 %
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 %
Miscellaneous Administration	0	106	(106)	0 %
Website Administration	2,000	567	1,433	72 %
Email Hosting Vendor	500	0	500	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	4,500	169	4,331	96 %
Utility Services				
Electric Utility Services	0	14,898	(14,898)	0 %
Electric Utility Services				
Electric Utility Services	85,000	25,186	59,814	70 %
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	2,709	(1,709)	(171)%
General Liability & Property Casualty Insurance	3,177	2,989	188	6 %
Entrance, Monument & Wall Maintenance & Repair	750	618	132	18 %
Landscape Maintenance - Contract	40,000	97,568	(57,568)	(144)%
Plant Replacement Program	750	3,077	(2,327)	(310)%
Mulch & Tree Trimming	1,000	0	1,000	100 %
Irrigation Maintenance	2,500	0	2,500	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	500	1,660	77 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
<b>Total Expenditures</b>	<u>233,068</u>	<u>196,482</u>	<u>36,586</u>	<u>16 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(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</u>	<u>62,160</u>	<u>62,160</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
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>68,498</u>	<u>68,498</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2021 Through 1/31/2022  
(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	726,921	726,921	0 %
Debt Service Assessments - Off Roll	898,103	360,793	(537,309)	(60)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>20</u>	<u>20</u>	<u>0 %</u>
Total Revenues	<u>898,103</u>	<u>1,087,734</u>	<u>189,632</u>	<u>21 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	638,103	323,895	314,208	49 %
Principal Payment	<u>260,000</u>	<u>250,000</u>	<u>10,000</u>	<u>4 %</u>
Total Expenditures	<u>898,103</u>	<u>573,895</u>	<u>324,208</u>	<u>36 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(18)</u>	<u>(18)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(18)</u>	<u>(18)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>513,821</u>	<u>513,821</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - Unreserved	<u>0</u>	<u>1,112,492</u>	<u>1,112,492</u>	<u>0 %</u>
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>1,626,313</u>	<u>1,626,313</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
201 - Debt Service Fund - Series 2020  
From 10/1/2021 Through 1/31/2022  
(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	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>
<b>Expenditures</b>				
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>
<b>Other Financing Sources</b>				
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>
<b>Fund Balance, Beginning of Period</b>				
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 1/31/2022  
(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	18	18	0 %
Total Other Financing Sources	0	18	18	0 %
Excess Revenue Over (Under) Expenses	0	(35,705)	(35,705)	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	6	6	0 %



**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
301 - Capital Projects Fund Series 2020  
From 10/1/2021 Through 1/31/2022  
(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: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Bank Balance	251,035.34
Less Outstanding Checks/Vouchers	164,240.27
Plus Deposits in Transit	1,952.69
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	88,747.76
Balance Per Books	<u>88,747.76</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: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1202	11/30/2021	Series 2019 FY22 Tax Dist ID 553	164,240.27	Creek Preserve CDD
Outstanding Checks/Vouchers			164,240.27	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Outstanding 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	
Outstanding Deposits			1,952.69	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1183	12/2/2021	System Generated Check/Voucher	3,372.53	Meritus Districts
1183	12/2/2021	System Generated Check/Voucher	(3,372.53)	Meritus Districts
1204	1/6/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1205	1/6/2022	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1206	1/13/2022	System Generated Check/Voucher	106.45	Kaeser & Blair Incorporated
1207	1/13/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
CD018	1/21/2022	January Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>2,435.45</u>	