

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2022
(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	1,340	0	0	0	0	0	0	1,340
Revenue Series 2019 7000	0	579,729	0	0	0	0	0	579,729
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
Prepayment Series 2019 7004	0	0	0	0	0	0	0	0
Acq & Con-General Series 2019 7005	0	0	0	249	0	0	0	249
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	45,608	0	0	0	0	45,608
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	12	0	0	12
Costs Of Issuance Series 2020 2006	0	0	0	0	0	0	0	0
Accounts Receivable	2,011	0	0	0	0	0	0	2,011
Accounts Receivable - Other	1,200	0	0	0	0	0	0	1,200
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	3,771	0	0	0	0	0	0	3,771
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	13,281,412	13,281,412
Total Assets	14,546	1,479,119	76,198	250	12	13,542,438	14,487,333	29,599,897
Liabilities								
Accounts Payable	59,727	0	0	0	0	0	0	59,727
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 6/30/2022
(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	13,485,949	13,485,949
Revenue Bond Payable Series 2020	0	0	0	0	0	0	1,001,384	1,001,384
Total Liabilities	<u>59,727</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,487,333</u>	<u>14,547,060</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	(37,363)	366,627	(1,367)	(35,461)	9	0	0	292,446
Total Fund Equity & Other Credits	<u>(45,181)</u>	<u>1,479,119</u>	<u>76,198</u>	<u>250</u>	<u>12</u>	<u>13,542,438</u>	<u>0</u>	<u>15,052,836</u>
Total Liabilities & Fund Equity	<u>14,546</u>	<u>1,479,119</u>	<u>76,198</u>	<u>250</u>	<u>12</u>	<u>13,542,438</u>	<u>14,487,333</u>	<u>29,599,897</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

001 - General Fund
(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	0.00	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	<u>0.00</u>	<u>810.00</u>	<u>810.00</u>	<u>0 %</u>
Total Revenues	<u>233,068.00</u>	<u>255,854.00</u>	<u>22,786.00</u>	<u>10 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,000.00	400.00	3,600.00	90 %
Financial & Administrative				
Interfund Transfer	0.00	(1,500.00)	1,500.00	0 %
District Manager	30,000.00	34,800.00	(4,800.00)	(16)%
District Engineer	5,000.00	136.00	4,864.00	97 %
Disclosure Report	7,200.00	6,000.00	1,200.00	17 %
Trustee Fees	8,200.00	2,694.00	5,506.00	67 %
Auditing Services	6,000.00	6,058.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	250.00	430.00	(180.00)	(72)%
Public Officials Insurance	2,599.00	2,446.00	153.00	6 %
Legal Advertising	2,000.00	1,237.00	764.00	38 %
Bank Fees	250.00	60.00	190.00	76 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Website Administration	2,000.00	1,500.00	500.00	26 %
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	2,227.00	2,273.00	51 %
Electric Utility Services				
Electric Utility Services	85,000.00	70,387.00	14,613.00	17 %
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	9,234.00	5,858.00	39 %
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	78,103.00	(38,103.00)	(95)%
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	4,417.00	(417.00)	(10)%
Pool Maintenance - Other	665.00	425.00	240.00	36 %
Amenity Center Pest Control	400.00	125.00	275.00	69 %
Amenity Center Cleaning & Supplies	2,160.00	1,375.00	785.00	36 %

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

Amenity Center Maintenance & Repair	<u>1,000.00</u>	<u>11,411.00</u>	<u>(10,411.00)</u>	<u>(1,041)%</u>
Total Expenditures	<u>233,068.00</u>	<u>293,229.00</u>	<u>(60,161.00)</u>	<u>(26)%</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

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>(37,375.00)</u>	<u>(37,375.00)</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>(65,275.00)</u>	<u>(51,325.00)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance - Original	Percent Total Budget Remaining - Original
Revenues					
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>410.00</u>	<u>410.00</u>	<u>0 %</u>	
Total Revenues	<u>898,103.00</u>	<u>1,284,836.00</u>	<u>386,734.00</u>	<u>43 %</u>	
Expenditures					
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>	
Total Expenditures	<u>898,103.00</u>	<u>917,946.00</u>	<u>(19,844.00)</u>	<u>(2)%</u>	
Other Financing Sources					
Interfund Transfer					
Interfund Transfer	<u>0.00</u>	<u>(263.00)</u>	<u>(263.00)</u>	<u>0 %</u>	
Total Other Financing Sources	<u>0.00</u>	<u>(263.00)</u>	<u>(263.00)</u>	<u>0 %</u>	
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>366,627.00</u>	<u>366,627.00</u>	<u>0 %</u>	
Fund Balance, Beginning of Period					
Fund Balance - Unreserved					
	<u>0.00</u>	<u>1,112,492.00</u>	<u>1,112,492.00</u>	<u>0 %</u>	
Total Fund Balance, Beginning of Period	<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>1,479,119.00</u>	<u>1,479,119.00</u>	<u>0 %</u>	

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>21.00</u>	<u>21.00</u>	<u>0 %</u>
Total Revenues	<u>57,231.00</u>	<u>61,202.00</u>	<u>3,970.00</u>	<u>7 %</u>
Expenditures				
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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(9.00)</u>	<u>(9.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(9.00)</u>	<u>(9.00)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(1,367.00)</u>	<u>(1,367.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
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>76,198.00</u>	<u>76,198.00</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Total Revenues	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Expenditures				
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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	263.00	263.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>263.00</u>	<u>263.00</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	(35,461.00)	(35,461.00)	0 %
Fund Balance, Beginning of Period				
Fund Balance - Unreserved				
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>250.00</u>	<u>250.00</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 6/30/2022

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
Other Financing Sources					
Interfund Transfer					
Interfund Transfer	<u>0.00</u>	<u>9.00</u>	<u>9.00</u>	<u>0 %</u>	
Total Other Financing Sources	<u>0.00</u>	<u>9.00</u>	<u>9.00</u>	<u>0 %</u>	
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>9.00</u>	<u>9.00</u>	<u>0 %</u>	
Fund Balance, Beginning of Period					
Fund Balance - Unreserved					
	<u>0.00</u>	<u>3.00</u>	<u>3.00</u>	<u>0 %</u>	
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>12.00</u>	<u>12.00</u>	<u>0 %</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	1,730.20
Less Outstanding Checks/Vouchers	1,200.00
Plus Deposits in Transit	810.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,340.20
Balance Per Books	<u>1,340.20</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: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1268	6/22/2022	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team Inc.
Outstanding Checks/Vouchers			1,200.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR171	6/25/2022	June Clubhouse Income - Deposits -Pool Keys (32Checks)	785.00	
CR173	6/28/2022	Clubhouse Deposit - Pool-Gate Key- CK#1003 -6.28.22	25.00	
Outstanding Deposits			810.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1258	5/26/2022	System Generated Check/Voucher	97.96	Charter Communications
1259	5/26/2022	System Generated Check/Voucher	1,236.50	Times Publishing Company
1261	6/9/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1262	6/9/2022	System Generated Check/Voucher	200.00	Ryan Motko
1260	6/10/2022	Series 2019 FY22 Tax Dist ID 575	11,275.26	Creek Preserve CDD
1263	6/16/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1264	6/16/2022	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1265	6/16/2022	System Generated Check/Voucher	1,026.84	Tampa Electric
1266	6/16/2022	System Generated Check/Voucher	600.48	Yellowstone Landscape
1267	6/17/2022	Series 2019 FY22 Tax Dist ID 578	1,610.75	Creek Preserve CDD
Cleared Checks/Vouchers			17,152.79	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR166	6/10/2022	Tax Distribution - 6/10/2022	14,010.15	
CR167	6/17/2022	Tax Distribution - 6/17/2022	<u>2,001.45</u>	
Cleared Deposits			16,011.60	
			<u><u>16,011.60</u></u>	