

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2021



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 10/31/2021  
(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	3,437	0	0	0	0	0	0	3,437
Revenue Series 2019 7000	0	213,102	0	0	0	0	0	213,102
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	54	0	0	0	54
Acq & Con-Amenity Series 2019 7006	0	0	0	35,662	0	0	0	35,662
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	18,944	0	0	0	0	18,944
Sinking Fund Series 2020 2002	0	0	25,000	0	0	0	0	25,000
Reserve Series 2020 2003	0	0	30,591	0	0	0	0	30,591
Acq & Con-General Series 2020 2005	0	0	0	0	3	0	0	3
Costs Of Issuance Series 2020 2006	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(622)	0	0	0	0	0	0	(622)
Due From Developer	1,499	0	0	0	0	0	0	1,499
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	2,694	0	0	0	0	0	0	2,694
Deposits	80	0	0	0	0	0	0	80
Construction Work in Progress	0	0	0	0	0	13,506,714	0	13,506,714
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	13,919,079	13,919,079
<b>Total Assets</b>	<b>7,088</b>	<b>1,112,492</b>	<b>77,565</b>	<b>35,716</b>	<b>3</b>	<b>13,506,714</b>	<b>15,125,000</b>	<b>29,864,578</b>
<b>Liabilities</b>								
Accounts Payable	14,866	0	0	0	0	0	0	14,866
Accounts Payable - Other	2	0	0	0	0	0	0	2
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 10/31/2021  
(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	14,080,000	14,080,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	1,045,000	1,045,000
<b>Total Liabilities</b>	<u>14,868</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,139,868</u>
<b>Fund Equity &amp; Other Credits</b>								
Unavailable Revenue	0	0	0	0	0	0	0	0
Fund Balance - All Other Reserves	16,637	0	0	0	0	0	0	16,637
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	13,506,714	0	13,506,714
Other	(24,417)	0	0	5	0	0	0	(24,411)
<b>Total Fund Equity &amp; Other Credits</b>	<u>(7,780)</u>	<u>1,112,492</u>	<u>77,565</u>	<u>35,716</u>	<u>3</u>	<u>13,506,714</u>	<u>0</u>	<u>14,724,710</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>7,088</u>	<u>1,112,492</u>	<u>77,565</u>	<u>35,716</u>	<u>3</u>	<u>13,506,714</u>	<u>15,125,000</u>	<u>29,864,578</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 10/31/2021  
(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 - Off Roll	233,068	0	(233,068)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>39</u>	<u>39</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>233,068</u>	<u>39</u>	<u>(233,029)</u>	<u>(100)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	2,000	28,000	93 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	7,200	0	7,200	100 %
Trustee Fees	8,200	337	7,863	96 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	250	9	241	96 %
Public Officials Insurance	2,599	0	2,599	100 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	2,000	167	1,833	92 %
Email Hosting Vendor	500	0	500	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	4,500	0	4,500	100 %
Electric Utility Services				
Electric Utility Services	85,000	12,677	72,323	85 %
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	1,539	13,553	90 %
Waterway Improvements & Repairs	1,000	0	1,000	100 %
General Liability & Property Casualty Insurance	3,177	0	3,177	100 %
Entrance, Monument & Wall Maintenance & Repair	750	0	750	100 %
Landscape Maintenance - Contract	40,000	7,427	32,573	81 %
Plant Replacement Program	750	0	750	100 %
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	125	2,035	94 %
Amenity Center Maintenance & Repair	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>233,068</u>	<u>24,455</u>	<u>208,613</u>	<u>90 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(24,417)</u>	<u>(24,417)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - All Other Reserves	<u>0</u>	<u>8,819</u>	<u>8,819</u>	<u>0 %</u>
<b>Total Fund Balance, Beginning of Period</b>	<u>0</u>	<u>8,819</u>	<u>8,819</u>	<u>0 %</u>

**Creek Preserve CDD**  
 Statement of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2021 Through 10/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	0	(15,598)	(15,598)	0 %

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2021 Through 10/31/2021  
(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	898,103	0	(898,103)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>898,103</u>	<u>5</u>	<u>(898,098)</u>	<u>(101)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	638,103	0	638,103	100 %
Principal Payment	<u>260,000</u>	<u>0</u>	<u>260,000</u>	<u>100 %</u>
Total Expenditures	<u>898,103</u>	<u>0</u>	<u>898,103</u>	<u>100 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>0</u>	<u>0</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>1,112,492</u>	<u>1,112,492</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
201 - Debt Service Fund - Series 2020  
From 10/1/2021 Through 10/31/2021  
(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>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>57,231</u>	<u>0</u>	<u>(57,231)</u>	<u>(101)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	37,231	0	37,231	100 %
Principal Payment	<u>20,000</u>	<u>0</u>	<u>20,000</u>	<u>100 %</u>
Total Expenditures	<u>57,231</u>	<u>0</u>	<u>57,231</u>	<u>100 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>0</u>	<u>0</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>77,565</u>	<u>77,565</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2021 Through 10/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
Total Other Financing Sources	0	4	4	0 %
Excess Revenue Over (Under) Expenses	0	5	5	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	35,716	35,716	0 %



**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
301 - Capital Projects Fund Series 2020  
From 10/1/2021 Through 10/31/2021  
(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	0	0	0 %
Total Other Financing Sources	0	0	0	0 %
Excess Revenue Over (Under) Expenses	0	0	0	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	3	3	0 %

Creek Preserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Bank Balance	3,637.33
Less Outstanding Checks/Vouchers	200.00
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	3,437.33
Balance Per Books	<u>3,437.33</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: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1159	8/19/2021	System Generated Check/Voucher	200.00	Ryan Motko
Outstanding Checks/Vouchers			200.00	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1169	10/1/2021	October management services	2,175.95	Meritus Districts
1170	10/8/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1171	10/8/2021	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1172	10/8/2021	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1173	10/8/2021	System Generated Check/Voucher	3,077.00	Yellowstone Landscape
1174	10/19/2021	System Generated Check/Voucher	495.00	Times Publishing Company
1175	10/21/2021	System Generated Check/Voucher	21.66	Tampa Electric
Cleared Checks/Vouchers			7,608.61	
			7,608.61	