

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2022

(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	1,233.00	0.00	0.00	0.00	(25.00)	0.00	0.00	1,208.00
Revenue Series 2019 7000	0.00	581,522.00	0.00	0.00	0.00	0.00	0.00	581,522.00
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	0.00	0.00	0.00	0.00	0.00
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	45,749.00	0.00	0.00	0.00	0.00	45,749.00
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	107.00	0.00	0.00	107.00
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	6,802.00	0.00	0.00	0.00	0.00	0.00	0.00	6,802.00
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	13,995,762.00	0.00	13,995,762.00
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
Total Assets	11,325.00	1,030,624.00	76,339.00	1.00	82.00	13,995,762.00	14,487,333.00	29,601,467.00
Liabilities								
Accounts Payable	165,178.00	0.00	0.00	0.00	0.00	0.00	0.00	165,178.00
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
Total Liabilities	165,178.00	0.00	0.00	0.00	0.00	0.00	14,487,333.00	14,652,511.00
Fund Equity & Other Credits								
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	13,995,762.00	0.00	13,995,762.00
Other	(139,902.00)	(81,868.00)	(1,225.00)	(35,710.00)	79.00	0.00	0.00	(258,627.00)
Total Fund Equity & Other Credits	(153,853.00)	1,030,624.00	76,339.00	1.00	82.00	13,995,762.00	0.00	14,948,956.00
Total Liabilities & Fund Equity	11,325.00	1,030,624.00	76,339.00	1.00	82.00	13,995,762.00	14,487,333.00	29,601,467.00

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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	0.00	960.00	960.00	0 %
Clubhouse Rentals	0.00	125.00	125.00	0 %
Total Revenues	233,068.00	256,129.00	23,061.00	10 %
Expenditures				
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	42,000.00	(12,000.00)	(40)%
District Engineer	5,000.00	4,994.00	6.00	0 %
Disclosure Report	7,200.00	7,200.00	0.00	0 %
Trustee Fees	8,200.00	3,704.00	4,496.00	55 %
Auditing Services	6,000.00	7,558.00	(1,558.00)	(26)%
Postage, Phone, Faxes, Copies	250.00	1,462.00	(1,212.00)	(485)%
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	72.00	178.00	71 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Website Administration	2,000.00	1,833.00	167.00	8 %
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	97,609.00	(12,609.00)	(15)%
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	13,851.00	1,241.00	8 %
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	109,858.00	(69,858.00)	(175)%
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	8,017.00	(4,017.00)	(100)%
Pool Maintenance - Other	665.00	954.00	(289.00)	(43)%
Amenity Center Pest Control	400.00	125.00	275.00	69 %

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Amenity Center Cleaning & Supplies	2,160.00	3,033.00	(873.00)	(40)%
Amenity Center Maintenance & Repair	<u>1,000.00</u>	<u>22,638.00</u>	<u>(21,638.00)</u>	<u>(2,164)%</u>
Total Expenditures	<u>233,068.00</u>	<u>396,031.00</u>	<u>(162,963.00)</u>	<u>(70)%</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance Remaining - Original	Percent Total Budget Remaining - Original
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(139,902.00)</u>	<u>(139,902.00)</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>(167,803.00)</u>	<u>(153,853.00)</u>		<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
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>4,650.00</u>	<u>4,650.00</u>	<u>0 %</u>
Total Revenues	<u>898,103.00</u>	<u>1,289,076.00</u>	<u>390,973.00</u>	<u>44 %</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	0.00	(451,193.00)	(451,193.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(1,805.00)</u>	<u>(1,805.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(452,998.00)</u>	<u>(452,998.00)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(81,868.00)</u>	<u>(81,868.00)</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>1,030,624.00</u>	<u>1,030,624.00</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance Remaining - Original	Percent Total Budget
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>257.00</u>	<u>257.00</u>		<u>0 %</u>
Total Revenues	<u>57,231.00</u>	<u>61,438.00</u>	<u>4,206.00</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	0.00	(31.00)	(31.00)		0 %
Interfund Transfer					
Interfund Transfer	<u>0.00</u>	<u>(73.00)</u>	<u>(73.00)</u>		<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(104.00)</u>	<u>(104.00)</u>		<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(1,225.00)</u>	<u>(1,225.00)</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>76,339.00</u>	<u>76,339.00</u>		<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	341.00	341.00	0 %
Total Revenues	<u>0.00</u>	<u>341.00</u>	<u>341.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0.00	489,049.00	(489,049.00)	0 %
Total Expenditures	<u>0.00</u>	<u>489,049.00</u>	<u>(489,049.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	1,805.00	1,805.00	0 %
Interfund Transfer	0.00	451,193.00	451,193.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>452,998.00</u>	<u>452,998.00</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>(35,710.00)</u>	<u>(35,710.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
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>1.00</u>	<u>1.00</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget - Original	Variance Remaining - Original	Percent Total Budget Remaining - Original
Revenues					
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>
Expenditures					
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>
Other Financing Sources					
Interfund Transfer					
Interfund Transfer	0.00	73.00	73.00		0 %
Interfund Transfer	0.00	31.00	31.00		0 %
Total Other Financing Sources	<u>0.00</u>	<u>104.00</u>	<u>104.00</u>		<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0.00</u>	<u>79.00</u>	<u>79.00</u>		<u>0 %</u>
Fund Balance, Beginning of Period					
Fund Balance - Unreserved					
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>82.00</u>	<u>82.00</u>		<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	1,208.16
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	1,208.16
Balance Per Books	<u>1,208.16</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD029	9/21/2022	SERVICE CHARGES - September	<u>12.00</u>	
Cleared Checks/Vouchers			<u>12.00</u>	